

TRANSFER

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WARRANTY DEED

003261

Willard Kershner and Myra Kershner of Caratunk, Maine, for consideration paid, grant to ²Susan Martin and Roberto Martin of Oakland, Maine, as joint tenants, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land together with the improvements thereon situated westerly of College Avenue, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod set at the northeasterly corner of the land conveyed to College Place, LLC by deed dated July 10, 2002 and recorded in the Kennebec County Registry of Deeds (hereafter "the Kennebec Registry") Book 6979, Page 208, said land formerly owned by the Roman Catholic Bishop of Portland, a corporation sole; thence

1) North Fifty-four Degrees, Twenty-five Minutes, Thirty-two Seconds West (N 54°-25'-32" W) along the northerly line of land owned by said corporation, a distance of One Hundred Twenty-seven and 44/100ths (127.44) feet to an iron rod found at the southeasterly corner of land formerly owned by the Guy Gannett Publishing Co. and now owned by the grantors herein as part of the within described premises; thence

2) North Fifty-four Degrees, Forty-nine Minutes, Twelve Seconds West (N 54°-49'-12" W) along the northerly line of land owned by said corporation, a distance of Fifty and 71/100ths (50.71) feet to a large spike found at a southeasterly corner of the land conveyed to Humberto Rego by deed dated March 27, 2000 and recorded in the Kennebec Registry Book 6173, Page 198, said land formerly owned by the Waterville Boys Club (hereafter "the Boys Club lot"); thence

3) North Twenty-four Degrees, Forty-nine Minutes, Twenty-four Seconds East (N 24°-49'-24" E) along an easterly line of the Boys Club lot, a distance of Eighty-one and 55/100ths (81.55) feet to an iron rod set on said line at the southwesterly corner of the land conveyed to Humberto N. Rego et al. (hereafter "the Rego lot") by deed dated September 1, 1998 and recorded in the Kennebec Registry Book 5722, Page 186, being the same premises conveyed by Alphe Bosse et al., predecessor in title to the grantors herein, to Waldo Beck et al., predecessor in title to the Regos, by deed dated September 30 1958 and recorded in the Kennebec Registry Book 1130, Page 488; thence

4) South Fifty-four Degrees, Forty-seven Minutes, Forty-nine Seconds East (S 54°-47'-49" E) along the southerly line of the Rego lot, a distance of One Hundred Ninety-one and 49/100ths (191.49) feet to a point in the concrete base of a lamp post on the westerly right of way line of College Avenue; thence

5) South Thirty-four Degrees, Four Minutes, Thirty-five Seconds West (S 34°-04'-35" W) along the westerly right of way line of College Avenue, a distance of Twenty-eight and

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39/100ths (28.39) feet to a granite highway monument found; thence

6) South Thirty-four degrees, Twenty Minutes, Zero Seconds West (34°-20'-00" W) along the westerly right of way line of College Avenue, a distance of Fifty-two and 64/100ths (52.64) feet to the iron rod set at the point of beginning.

Together with the right of way twelve (12) feet in width running southerly from the discontinued street called College Place across the westerly end of the Rego lot, next easterly of the easterly line of the Boys Club lot to the northerly line of the above described premises, being the same right of way reserved in the deed of the Bosses to the Becks referenced above.

The above described parcel of land contains Fourteen Thousand, Eight Hundred Seventy-eight (14,878) square feet or Zero and 342/1000ths (0.342) acres and is same parcel of land shown on a survey dated 11/03 and entitled, "Plan of Land to be Conveyed to Susan J. & Roberto Martin," 38 & 40 College Avenue, Waterville, ME, by K & K Land Surveyors, Inc. All iron rods called as "set" in the foregoing description are one-half (1/2) inch rebar, capped and labeled, "K & K Land Surveyors, Inc., #1132."

Being the southerly portion of the premises described in the deed hereafter referenced and being all of the premises conveyed by Edward C. Gall to the grantors herein by deed dated January 12, 1988 and recorded in the Kennebec Registry of Deeds Book 3294, Page 329. The purpose of this corrective deed is to correct an improper description of the property conveyed in both the deed dated January 12, 1998, and recorded in the Kennebec County Registry of Deeds at Book 3294, Page 329, as well as a Warranty Deed dated October 31, 2003, and recorded in the Kennebec Registry at Book 7719, Page 273. Reference is also made to a deed recorded in the Kennebec Registry of Deeds in Book 7770, Page 47.

WITNESS our hands and seals on January 29, 2004.

Mary Gallagher
WITNESS

Willard Kershner
Willard Kershner

WITNESS

Myra Kershner
Myra Kershner

THE STATE OF Maine
Kennebec, ss.

January 29, 2004

Then personally appeared the above named Willard Kershner and Myra Kershner and acknowledged the foregoing instrument to be their free act and deed.

Before me, Mary Gallagher
Notary Public

RECEIVED KENNEBEC SS.

2004 FEB -6 AM 9:00

ATTEST: Mary Gallagher

MARY GALLAGHER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 5, 2010